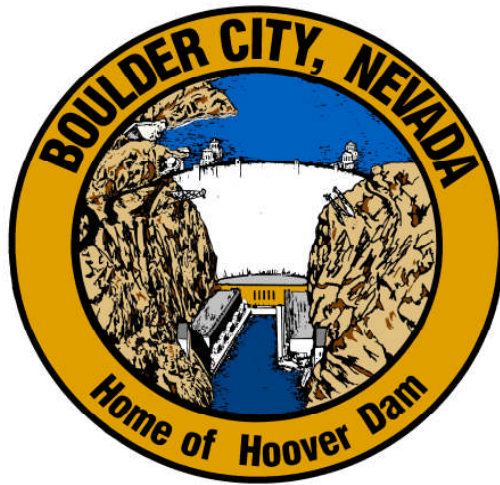


2009



Boulder City

**Building
Administrative
Code**

The Boulder City Administrative Code contains substantial copyrighted material from the 2009 International Building Code, which is a copyrighted work owned by the International Code Council. Reprinted with permission from the International Code Council. For more information, please contact:

ICC Publications
4051 West Flossmoor Road
Country Club Hills, IL 60478
www.iccsafe.org

TABLE OF CONTENTS

Section 101

General	1
101.1 Title	1
101.2 Scope	1
101.2.1 Copyright	1
101.3 Intent	1
101.4 Referenced Codes	1
101.4.1 Electrical	1
101.4.2 Plumbing	1
101.4.3 Mechanical	2
101.4.4 Energy	2
101.4.5 Building	2
101.4.6 Residential	2
101.4.7 Existing buildings	2
101.4.8 Swimming Pools	2
101.4.9 Local amendments	2

Section 102

Applicability	2
102.1 General	2
102.2 Other laws	2
102.3 Application of references	3
102.4 Codes and standards	3

Section 103

Dept. of Building Safety	3
103.1 Creation	3
103.2 Appointment	3
103.3 Deputies	3

Section 104

Duties of Building Official	3
104.1 General	3
104.2 Applications & Permits	3
104.3 Notices and Orders	4
104.4 Inspections	4
104.5 Identification	4
104.6 Right of Entry	4
104.7 Department Records	4
104.8 Liability	4
104.9 Modifications	5
104.10 Alternate Materials	5
104.11 Tests	5

Section 105

Permits	5
105.1 Required	5
105.2 Work exempt from permit	6
105.2.2 Repairs	10
105.2.3 Public service agencies	10
105.3 Application for permit	10
105.4 Subcontractor Registration.	11
105.5 Business License	11
105.6 Contractor Registration	11
105.7 Issuance	11
105.8 Expiration	11
105.9 Suspension or Revocation	12
105.10 Placement	12

Section 106

Existing Buildings

106.1 Intent	12
106.2 Applicability	12
106.3 Maintenance	12
106.4 Compliance	12
106.5 Structural	12
106.6 Nonstructural	13
106.7 Fire Resistance	13
106.8 Stairways	13
106.9 Glass Replacement	13
106.10 Accessibility	14
106.11 Additions	14
106.12 Alterations	14
106.13 Standards	14
106.12 Historic Buildings	15

Section 107

Construction Documents	16
107.1 Submittal documents	16
107.1.1 Information on documents.	16
107.2 Site Plan	16
107.3 Examination of documents	16
107.4 Approval of documents	17
107.5 Design Professional	17
107.6 Deferred submittals	17
107.7 Amended documents	17
107.8 Retention of documents	17

Section 108

Temporary Structures and Uses. . . 17

- 108.1 General 17
- 108.2 Conformance 18
- 108.3 Temporary Power 18
- 108.4 Termination 18

Section 109

Fees 18

- 109.1 Payment of fees 18
- 109.2 Schedule of Fees 18

Section 110

Fee Tables 20

Section 111

Inspections 25

- 111.1 General 25
- 111.2 Preliminary 25
- 111.3 Required 25
- 111.4 Agencies 26
- 111.5 Requests 26
- 111.6 Approval required 27

Section 112

Certificate of Occupancy 27

- 112.1 Use and occupancy 27
- 112.2 Certificate issued 27
- 112.3 Temporary occupancy 27
- 112.4 Revocation 27

Section 113

Service Utilities 28

- 113.1 Connection of utilities 28
- 113.2 Temporary Connection 28
- 113.3 Authority to disconnect 28

Section 114

Board of Appeals 28

- 114.1 General 28
- 114.2 Limitations on authority 28
- 114.3 Qualifications 28

Section 115

Violations 28

- 113.1 Unlawful acts 28
- 115.2 Notice of violation 29
- 115.3 Prosecution of Violation 29
- 115.4 Violation Penalties 29

Section 116

Stop work order 29

- 116.1 Authority 29
- 116.2 Issuance 29
- 116.3 Unlawful continuance 29

Section 117

Unsafe Structures 30

- 117.1 Conditions 30
- 117.2 Record 30
- 117.3 Notice 30
- 117.4 Method of service 30
- 117.5 Restoration 30

Section 118

Fire Sprinklers 31

- 118.1.1 General 31
- 118.1.2 Local Requirements 31

Section 119

Renewable Energy 31

- 119.1 Permits Required 31
- 119.2 Privately owned facilities 31

2009 ADMINISTRATIVE BUILDING CODE

Boulder City Nevada

SECTION 101 GENERAL

101.1 Title.

These regulations shall be known as the Administrative Building Code of Boulder City, Nevada, hereinafter referred to as "this code."

101.2 Scope.

The provisions of this Chapter shall serve as the administrative, organizational and enforcement rules and regulations for the technical codes, that regulate the site preparation, construction, alteration, moving, enlargement, replacement, demolition, repair, maintenance, use and occupancy of buildings and structures and appurtenances connected or attached to such buildings and structures, signs, amusement and transportation systems and building service equipment.

101.2.1 Copyright acknowledgment.

Portions of this Code have been reproduced from the 2009 International Building Code with permission from the International Code Council, Inc..

101.3 Intent.

The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare.

101.4 Referenced codes.

The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical.

The provisions of the National Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Plumbing.

The provisions of the Uniform Plumbing Code shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.3 Mechanical.

The provisions of the Uniform Mechanical Code shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

101.4.4 Energy.

The provisions of the International Energy Conservation Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.5 Building

The provisions of the International Building Code shall apply to all matters governing the design and construction of buildings other than single family residential and town homes.

101.4.6 Residential

The provisions of the International Residential Code shall apply to all matters governing the design and construction of single family residential homes and town homes.

101.4.7 Existing Buildings

The provisions of this Code shall apply to all matters governing the design and work pertaining to the additions and modifications to all existing buildings.

101.4.8 Swimming Pools

The provisions of the Southern Nevada Pool Code shall apply to all matters governing the design and work pertaining to swimming pools and spas.

101.4.9 Local Amendments

The provisions of the Southern Nevada Local amendments shall apply to all matters of all of the above mentioned codes.

SECTION 102 APPLICABILITY

102.1 General.

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

102.2 Other laws.

The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

102.3 Application of references.

References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.4 Referenced codes and standards.

The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

SECTION 103 DEPARTMENT OF BUILDING SAFETY

103.1 Creation of enforcement agency.

The Department of Building Safety is hereby created and the official in charge thereof shall be known as the building official.

103.2 Appointment.

The building official shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies.

In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

104.1 General.

The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Applications and permits.

The building official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.3 Notices and orders.

The building official shall issue all notices or orders to ensure compliance with this code.

104.4 Inspections.

The building official shall make all of the required inspections, or the building official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The building official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.5 Identification.

The building official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Right of entry.

Where it is necessary to make an inspection to enforce the provisions of this code, or where the building official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the building official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the building official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the building official shall have recourse to the remedies provided by law to secure entry.

104.7 Department records.

The building official shall keep official records of received documents, permits, certificates issued and reports of inspections. Such records shall be retained in the official records for the period required for retention of public records.

104.8 Liability.

The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Modifications.

Wherever there are practical difficulties involved in carrying out the provisions of this code, the building official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the building official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the department of building safety.

104.10 Alternative materials.

The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

104.11 Tests.

Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the building official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the building official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the building official for the period required for retention of public records.

SECTION 105 PERMITS

105.1 Required.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

105.2 Work exempt from permit.

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Buildings, structures, or service equipment and installations directly used in utility generation or distribution which are installed on properly recorded easements and right-of-ways belonging to water, gas, power, telephone or other utility companies that are preemptively regulated and governed by the Nevada Public Service Commission, State of Nevada charter, or other governmental entity. This exemption does not include site preparation, block walls, fences or habitable public areas such as offices, meeting rooms, and public service counters.
2. Improvements such as traffic lights, streets, curbs, gutters, sidewalks, drainage facilities, bus stops and similar improvements constructed on public property or in a public easement or right-of-way.
3. One-story detached accessory buildings in conjunction with a single family dwelling used as tool or storage sheds, playhouses and similar uses provided the floor area does not exceed 120 square feet.
4. Movable cases, counters and partitions not over 5 feet 9 inches high.
5. Water tanks supported directly on grade if the capacity does not exceed 5000 gallons and the ratio of height to diameter or width does not exceed two to one.
6. Walks and driveways not more than 30 inches above grade and not part of an accessible route or means of egress and not over any basement or story below.
7. Exterior stairways on-grade and not part of an accessible route or means of egress.
8. Platforms, decks and similar structures not more than 30 inches in height above grade in conjunction with a single family dwelling.
9. Structures, booths, sets, and scenery used for motion picture, conventions, television shows, theaters, shows, special events, and similar temporary uses.
10. Window awning supported by an exterior wall of one and two family dwellings and garages accessory thereto when projecting not more than 54 inches.
11. A storable swimming or wading pool as defined in the Pool Code that is accessory to a single-family dwelling and in which the pool walls are entirely above the adjacent grade.
12. Pre-manufactured fabric sun shade and carport structures, wood gazebos and similar structures used in conjunction with a single-family dwelling and not exceeding 120 square feet in area and not permanently affixed to an existing building nor anchored to a permanent foundation.
13. Fences in rear yards without permanent foundations and not over four feet in height.
14. Fences not over twenty-four inches (24") in height at any location.
15. Retaining walls that are not more than twenty-four inches (24") in height measured from the top of the footing to the top of the wall.
16. Hazardous material storage tanks regulated by the Fire Code.

17. Storage sheds and portable or mobile offices, including construction trailers not exceeding 400 sq ft, on an active construction project site.
18. Livestock shade structures open on one side and not more than 1,500 square feet in area.
19. Non-motorized playground equipment.
20. Storage racks less than or equal to eight feet (8') in height.
21. Portable spas accessory to a single-family dwelling with all heating and circulating equipment integral to the manufactured product.
22. Underground structures and facilities housing mechanical equipment constructed by a political subdivision of the State of Nevada and not intended for human habitation.
23. Replacement of existing exterior and interior windows, doors and similar openings not requiring enlargement of the wall opening.
24. Replacement of existing roofing material of the same or higher Class and the same or lighter material and not involving replacement of sheathing.
25. Installation of additional layers of roofing material over existing roof covering not exceeding the maximum allowable number of layers.
26. Minor repair of interior or exterior wall covering, such as stucco and drywall, provided the repair area does not exceed 10 square feet and the repair work is not performed in conjunction with any other permit.
27. Structures containing technical service equipment used for meteorological sampling or air quality sampling and testing by local, state or federal government agencies.

Electrical:

1. Installations under the exclusive control of electrical utilities governed by the State of Nevada Public Service Commission for the purpose of communication or metering or for the generation, control, transformation, transmission and distribution of electric energy located in buildings used exclusively by utilities for such purposes, or located outdoors on property owned or leased by the utility or on public highways, streets, roads, etc., or outdoors by established rights on private property.
2. Portable motors or other portable appliances having an approved listing for use by means of a cord or cable having an attachment plug end to be connected to an approved receptacle as permitted by the Electrical Code.
3. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
4. Temporary decorative lighting.
5. Repair or replacement of electrical current-carrying parts of any switch, contactor or control device.
6. Reinstallation of attachment plugs and receptacles, but not the outlets thereof.
7. Repair or replacement of any over-current device of the required capacity in the same location.
8. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
9. Taping or wrapping of joints and splices.

10. Removal of electrical wiring and outline lighting.
11. Temporary wiring for experimental purposes in suitable experimental laboratories.
12. The wiring for temporary theater, motion picture or television stage sets.
13. Signal wiring outside of buildings installed by licensed and franchised cable television, telephone or buried cable installers.
14. Power-limited wiring of 50 volts or less in or associated with single-family dwellings.
15. Surface-mounted power-limited wiring.
16. Power limited Class II and III wiring not part of a fire system.
17. Replacement of lighting fixtures in single family residences, dwelling units, guest rooms and guest suites as defined in the NEC.
18. Installation of low voltage devices and data links.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Portable evaporative cooler.
5. Any closed steam, hot or chilled water piping within any heating or cooling equipment regulated by the mechanical code.
6. Replacement of any part or component which does not alter its approval or make it unsafe.
7. Any refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of the technical codes.
8. Any unit refrigerating system as defined in the Mechanical Code.
9. Replacement of compressors of the same rating.
10. Any piping that is part of a manufacturing process.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. Lift stations, septic tanks and package plants regulated by the appropriate serving sanitation utility.
4. Automatic fire sprinkler systems. (Regulated by the Fire Code)
5. Piping for dry chemical extinguishing systems serving Type I commercial hoods. (Regulated by the Fire Code)
6. Fuel tanks buried or above ground that are regulated by the Fire Code or the State of Nevada.
7. Landscape irrigation systems.
8. Installation or replacement of water conditioning equipment where the pre-plumbing for the equipment is existing.
9. Replacement of plumbing fixtures in the same location with a similar fixture provided that no piping has been modified.

Grading and Excavation:

1. Grading in an isolated, self-contained area, not exceeding 100 cubic yards, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties or on-site structures.
2. Excavation for construction of a structure permitted under this code;
3. Cemetery graves.
4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells or trenches for utilities.
6. Mining, quarrying, excavation, processing or stockpiling rock, sand and gravel controlled by other regulatory agencies provided such operations do not affect the lateral support of, or significantly increase the stress in soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.

Signs

1. Mobile or portable signs.
2. The changing of advertising copy or message on painted or printed signs, theater marquees and similar signs specifically designed for use of replacement copy.
3. Maintenance activities to include only painting, repainting, exact replacement with approved flashers, lamps, bulbs, ballasts, neon tubing, starters, neon transformers, wire or computer components, cleaning or changing the copy unless a structural change is made.
4. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
5. Construction signs 32 square feet or less.
6. Holiday decorations.
7. Nameplates of 4 square feet or less.
8. Public signs or notices, or any sign relating to an emergency.

Amusement and Transportation

1. Non-motorized playground equipment.
2. Shows performed on stages that have been designed for such events.
3. Any amusement or transportation system that is relocated on a regular basis, with or without disassembly, and operated for a period of less than thirty (30) days on any single property such as, but not limited to, fair or carnival.
4. Any amusement or transportation system installed at single-family residential private property for the exclusive use of the owner and non-paying guests.
5. Repairs or minor modifications to an existing amusement or transportation system operating under a valid Certificate of Operation.
6. Mechanical bulls.
7. Inflatable slides and bounce structures.

Exemption from the A&T permit and Certificate of Operation requirements of this Chapter shall not authorize any A&T work, use or operation to be done in violation of any other pertinent ordinances, laws or regulations of the City of Boulder City.

105.2.1 Emergency repairs.

Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day to the building official.

105.2.2 Repairs.

Application or notice to the building official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements.

105.2.3 Public service agencies.

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. Buildings and supporting structures accessory to such equipment may be exempt as determined by the Building Official.

105.2.3.1 Privately owned electrical generation facilities.

A permit shall be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of privately owned entities. Buildings and supporting structures accessory to such equipment also require the proper permits.

105.3 Application for permit.

To obtain a permit, the applicant shall first file an application in writing on a form furnished by the department of building safety for that purpose. Such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required in Section 106.
5. State the valuation of the proposed work.
6. Be signed by the applicant, or the applicant's authorized agent.
7. Give such other data and information as required by the building official.

105.4 Subcontractor Registration.

Subcontractors performing plumbing, electrical or mechanical work authorized by a combination building permit shall file a subcontractor registration with the Department of Building Safety. The submittal shall be by a qualified individual representing the person holding a valid unexpired, un-revoked or unsuspended contractors license as required by the State of Nevada unless specifically exempted by Nevada Revised Statutes Chapter 624.

105.5 Business License Required

Any contractor or subcontractor required to sign a permit or voucher, or who provides work, services, or other functions for any purpose whatsoever regulated by this Chapter or the technical codes adopted by the City of Boulder City shall first secure the applicable business license from the City of Boulder City Utility Department.

105.6 Contractor Licensing

All permits regulated by this Chapter shall be issued only to contractors who hold a valid and active Nevada State Contractors License covering the scope of work authorized by the permit.

Exception:

The requirements of this section do not apply to persons who are exempted pursuant to Nevada Revised Statutes 624.031.

105.7 Building Permit Issuance

The permit application and construction documents filed by an applicant for construction or installation permits shall be reviewed by the Building Official. The construction documents may be reviewed by other departments of Boulder City to verify compliance with any applicable laws. The Building Official shall require the application for permit to include verification of applicable services, including, but not limited to, water and sewer, prior to the issuance of construction permits. As a prerequisite to obtaining a building permit or combination permit all fees for the permit, the residential construction tax (if any), the Multiple Species Habitat Conservation Plan mitigation fee (if any), and the transportation tax (if any) must be paid prior to issuance. If the Building Official finds that the work described in an application for a permit and the construction documents filed with it conform to the requirements of this Chapter, the technical codes and other pertinent laws and ordinances, the Building Official shall endorse in writing or stamp the plans and specifications **APPROVED**.

105.8 Expiration.

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if there has been no inspection activity within 180 days of a previous inspection. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.9 Suspension or revocation.

The building official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

105.10 Placement of permit.

The building permit or copy shall be kept on the site of the work until the completion of the project.

SECTION 106 EXISTING BUILDINGS, STRUCTURES AND BUILDING EQUIPMENT

106.1 Intent.

The intent of this code is to provide flexibility to permit the use of alternate approaches to achieve minimum requirements to safeguard the safety of occupants of existing buildings.

106.2 Applicability.

This code shall apply to the repair, alteration, change of occupancy, addition and relocation of all existing buildings. This code shall not apply to any components, equipment, fixtures or areas of an existing building not affected by the repair or alteration unless found in conflict with a more restrictive adopted code.

106.3 Maintenance.

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which were required by the code edition under which installed shall be maintained in conformance with the code edition under which installed. Devices or safeguards installed prior to the first adopted codes shall be maintained in conformance with the codes first adopted. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building, element or structure to be re-inspected.

106.4 Compliance with other codes.

Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the currently adopted codes of Boulder City.

106.5 Structural.

The minimum design loads for the alteration of the structure shall be the loads applicable at the time the building was constructed. The minimum design loads for an addition shall be the loads applicable with the currently adopted Code and shall not create a dangerous condition to existing structural elements. Structural elements that are uncovered during the course of the alteration and that are found to be unsound or dangerous in the opinion of the building official or a qualified professional may be required to comply with the currently adopted code.

106.6 Nonstructural.

Nonstructural alterations or repairs to an existing building or structure are permitted to be made of the same materials of which the building or structure is constructed, provided that they do not adversely affect any structural member or the fire-resistance rating of any part of the building or structure and are approved by the building official.

106.7 Fire Resistance.

Fire resistance elements for additions shall comply with those of the currently adopted code. Fire resistance elements for alterations and repairs may comply with the code under which the building was originally constructed with approval by the building official.

106.8 Stairways.

An alteration or the replacement of an existing stairway in an existing structure shall be required to comply with the requirements of a new stairway in accordance with the currently adopted code except where the existing space and construction will not allow a reduction in pitch or slope.

106.9 Glass Replacement.

The installation or replacement of glass shall be as required for new installations.

106.10 Accessibility.**104.10.1 Scope.**

The provisions of this section shall apply to maintenance, change of occupancy, additions and alterations to existing buildings, including those identified as historic buildings.

104.10.2 Change of occupancy.

Existing buildings, or portions thereof, that undergo a change of group or occupancy shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to primary function areas.
3. Signage complying with the currently adopted code.
4. Accessible parking, where parking is being provided.
5. At least one accessible passenger loading zone, when loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is technically infeasible to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible. Change of group or occupancy that incorporates any alterations or additions shall comply with this code.

104.10.3 Maintenance of facilities.

A building, facility or element that is constructed or altered to be accessible shall maintain such accessibility during occupancy.

104.10.4 Extent of application.

An alteration of an existing element, space or area of a building or facility shall not impose a requirement for greater accessibility than that which would be required for new construction. Alterations shall not reduce or have the effect of reducing accessibility of a building, portion of a building or facility.

106.11 Additions

Provisions for new construction shall apply to additions.

106.12 Alterations

A building, facility or element that is altered shall comply with the applicable provisions of the current codes, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible.

106.13 Standards

Additional standards shall apply to the alteration, repair or addition of certain existing buildings or structures other than one- and two-family dwellings, or any appurtenances connected or attached to such buildings or structures as defined below:

All existing assembly uses with fixed seating, intended for the production and viewing of the performing arts or motion pictures, food and/or drink consumption, worship, recreation or amusement viewing of indoor sporting events and activities with spectator seating and residential occupancies containing sleeping units where the occupants are primarily transient in nature, including boarding houses, hotels and motels (A-1, A-2, A-4 and R-1).

106.13.1 Compliance

The following additional safety standards for certain existing buildings are intended to provide a minimum level of fire and life safety protection:

EMERGENCY LIGHTING. Exit corridors and exits shall be illuminated at all times the building is occupied.

EXIT FACILITIES.

(a) All existing stairs and exit facilities shall meet the applicable standards in the applicable code at the time of building construction.

(b) Corridor protection. Walls of corridors shall be of not less than required by the current code, or it shall be demonstrated to the satisfaction of the Building Official that there could be alternate construction, materials or other measures taken to provide reasonable life-safety protection.

EXIT SIGN ILLUMINATION. Exit signs shall meet the requirements of the currently adopted code.

SMOKE DETECTORS. Each guest room shall be provided with an approved smoke detector in accordance with the provisions of the currently adopted code.

AIR SUPPLY TO GUEST ROOMS. Every ventilation cooling or heating system which serves guest rooms or dwelling units shall conform to the currently adopted mechanical code. It is unlawful to supply air to a guest room or dwelling unit from an exit corridor.

AUTOMATIC SPRINKLER SYSTEM. All exit corridors and rooms shall be protected by an approved automatic sprinkler system in accordance with the provisions of the current code.

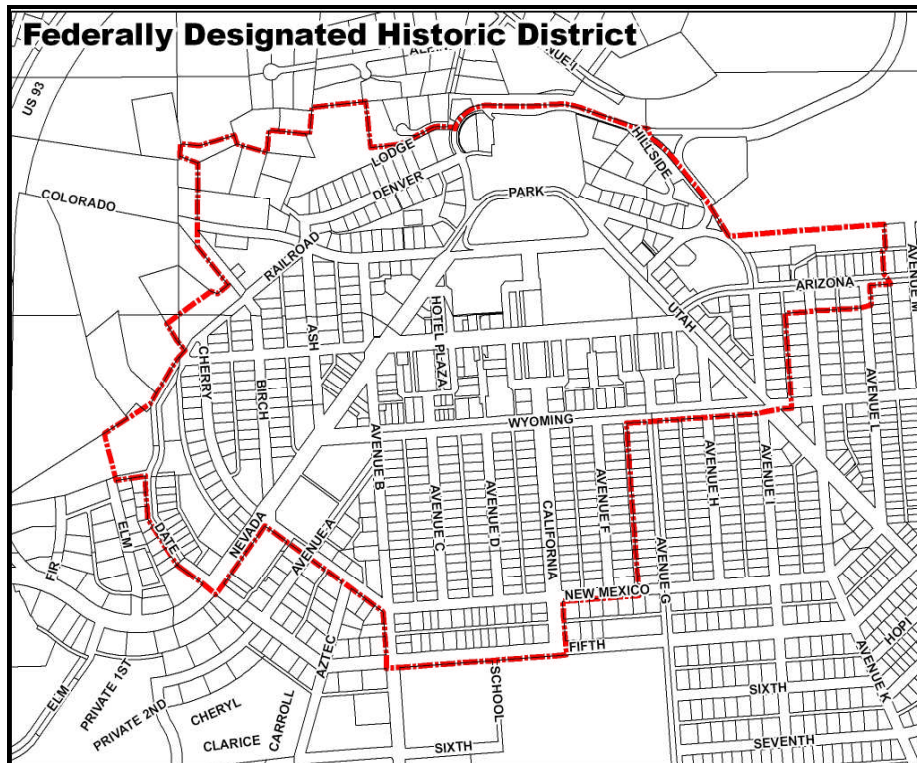
ALARM SYSTEM. All buildings and structures shall be protected by an approved manual, automatic or manual/automatic fire alarm system installed in accordance with the provisions of current codes.

GROUND FAULT CIRCUIT INTERRUPTORS (GFCI). Electrical receptacles and fixtures serving areas specified in the currently adopted National Electrical Code and local amendments shall be as required in the currently adopted code and amendments.

106.12 Historic Buildings

The provisions of this code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the building official to not constitute a distinct life safety hazard.

HISTORIC BUILDING DEFINITION. Any building that was constructed prior to 1951 and is located within the boundaries of the Federally Designated Historic District.



SECTION 107 CONSTRUCTION DOCUMENTS

107.1 Submittal documents.

Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional as required by the statutes of the State of Nevada. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception:

1. The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.
2. The building official may allow an owner builder to prepare plans for their own personal residence as allowed by Nevada Revised Statute.
3. The building official may allow a licensed general contractor to prepare plans for a structure under their control as allowed by Nevada Revised Statute.

107.1.1 Information on construction documents.

Construction documents shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

107.2 Site plan.

The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.

107.3 Examination of documents.

The building official shall examine or cause to be examined the accompanying construction documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

107.4 Approval of construction documents.

When the building official issues a permit, the construction documents shall be approved, in writing or by stamp. One set of construction documents so reviewed shall be retained by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or a duly authorized representative.

107.5 Design professional in responsible charge.

When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to designate a registered design professional who shall act as the registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required, the inspection program shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur.

107.6 Deferred submittals.

For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period. Deferral of any submittal items shall have the prior approval of the building official. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

107.7 Amended construction documents.

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

107.8 Retention of construction documents.

One set of approved construction documents shall be retained by the building official for a period as required by state or local laws.

SECTION 108 TEMPORARY STRUCTURES AND USES

108.1 General.

The building official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service.

108.2 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure the public health, safety and general welfare.

108.3 Temporary power.

The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed.

108.4 Termination of approval.

The building official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

109.1 Payment of fees.

A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees.

On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the following:

(A) Issuance.

All permits shall have an issuance fee of forty dollars (\$40).

(B) Building and Swimming Pool/Spa Permit Fee.

Building permit and swimming pool/spa permits fees shall be determined by applying the total project valuation validated or calculated by the building official to Table 1-A of this chapter. The value to be used shall include total value of the work including materials and labor, grading and site development, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire systems, and any other permanent systems or equipment for which the permit is being issued. Final building permit valuation shall be set by the building official.

(C) Building Plan Review Fees.

The plan review fee for buildings, structures, or swimming pool/spa shall be sixty-five percent of the building permit fee.

(D) Express Processing Plan Review Fee.

All plan review fees for express plan processing shall be two times the normal building plan review fees.

(E) Electrical, Plumbing, and Mechanical Permit Fees. Fees for electrical, plumbing, and mechanical permits shall be determined by the building official using the following methods:

(1) For projects where the electrical, mechanical, and plumbing work is associated with a building permit, the fee shall be calculated as a percentage of the building permit fee as determined by applying the total project valuation or the total declared value to Table 1-A of this chapter. The percentages of building permit fee utilized for this calculation shall be: electrical - 18.00%; plumbing - 16.5%; and mechanical - 15.00%.

(2) For projects where the electrical, mechanical or plumbing work is not associated with a building permit, the fee shall be calculated by using Table 1-C, Table 1-D or Table 1-E.

(F) Electrical, Plumbing, and Mechanical Plan Review Fees.

A plan review fee for electrical, plumbing, and mechanical work will not be charged when the electrical, mechanical and plumbing work is associated with a building permit.

When electrical, plumbing or mechanical permit applications are submitted individually rather than as a total package with the building plans, the plan review fee shall be thirty-five percent of the permit fee as determined by 108.2 (D) (2).

(G) Sign Construction Permit Fees.

Fees for sign construction permits shall be determined by applying the total sign valuation to Table 1-A of this chapter. The value to be used shall include total value of the work including materials and labor, electrical, gas, mechanical, plumbing, painting, finish work, roofing, fire systems, and any other permanent systems or equipment for which the permit is being issued. Final building permit valuation shall be set by the building official.

(H) Sign Construction Plan Review Fee. The plan review fee for sign construction permits shall be sixty-five percent of the total sign construction permit fee.

(I) Grading Permit Fee.

Grading permit fees shall be calculated by applying the total number of cubic yards of grading to Table 1-F of this chapter.

(J) Grading Plan Review Fee.

The grading plan review fee shall be as set forth in Table 1-G of this chapter.

(K) Demolition Permit Fee.

A demolition permit shall be obtained prior to the demolition or relocation of any building or structure or portion thereof. The fee for a demolition permit shall be a minimum charge of seventy-five dollars.

(L) Work Done Without Permit Fee

Whenever any work for which a permit is required by this chapter has been commenced without first obtaining a permit or exceeds the scope of a valid permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee equal to the appropriate permit fee shall be assessed.

(M) Permit Fee Refunds

The building official may authorize the refunding of any fee imposed by this chapter, which was erroneously paid or collected. Limits placed on refunds include:

- (A) Not more than eighty percent of the permit fee paid when no work has been done under a permit issued in accordance with this chapter.
- (B) Not more than eighty percent of the plan review fee when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.
- (C) The building official may authorize credit towards the purchase of replacement permits for work destroyed during construction by a natural or manmade catastrophe of up to one-half of the original permit fee paid.

SECTION 110 TABLES

Table 1-A-Permit Fees Based on Valuation

Total Valuation	Fee Calculation
\$1 to \$2,000	\$45.00
\$2001 to \$25,000	\$45.00 for the first \$2,000 plus \$9.00 for each additional \$1,000 or fraction thereof to and including \$25,000
\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,000 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,000 and up	\$639 for the first \$100,000 plus \$3.50 for each additional \$1,000 or fraction thereof

Where appropriate, validated valuations supplied by the applicant may be utilized by the building official. The building official reserves the option of requesting appropriate documentation of stated valuations supplied by the applicant. Final building permit valuations shall be set by the building official.

Square Foot Construction Costs *

Provided courtesy of the International Code Council

Group (2009 IBC)	1A	1B	2A	2B	3A	3B	4	5A	5B
A-1 Assembly	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
A-2 Assembly	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-3 Assembly	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3 Assembly,	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4 Assembly,	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1 Factory	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2 Factory	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
H234 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2 Institutional	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
I-3 Institutional	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4 Institutional	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1 Residential	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2 Residential	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3 Residential	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4 Residential	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1 Storage	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2 Storage	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U Utility	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

* Shell only buildings deduct 20%

**TABLE 1-C
ELECTRICAL**

Permit Issuance	\$ 40.00
Unit Fee Schedule Receptacle, switch and lighting outlet (each)	\$ 1.00
Appliance Outlets Residential or commercial (each)	\$ 5.00
Services	
600 volts or less and not over 200 amperes, includes Temporary Power (each)	\$ 40.00
600 volts or less and over 200 amperes up to 1,000 amperes (each)	\$ 60.00
Over 600 volts and/or over 1,000 amperes (each)	\$ 85.00
Each additional meter	\$ 10.00
Each sub panel or distribution panel	\$ 25.00
Fees for projects not specified in this schedule shall be determined by the building official by applying the total value of the scope of work being done to Table 1-A. The building official may require validated documentation of declared values supplied by the applicant.	

**TABLE 1-D
MECHANICAL**

Permit Issuance	\$ 40.00
Unit Fee Schedule Duct work only, each register	\$ 5.00
Mechanical exhaust hood Residential or commercial (each)	\$ 30.00
Furnaces and air handlers	
Install or relocate up to 100,000 BTU/hr (each) includes duct work	\$ 35.00
Install or relocate over 100,000 BTU/hr (each) includes duct work	\$ 60.00
Boilers, condensers and heat pumps	
Install or relocate up to 100,000 BTU/hr or 3 HP (each)	\$ 35.00
Install or relocate over 100,000 BTU/hr or 3 HP (each)	\$ 60.00
Fees for projects not specified in this schedule shall be determined by the building official by applying the total value of the scope of work being done to Table 1-A. The building official may require validated documentation of declared values supplied by the applicant.	

**TABLE 1-E
PLUMBING**

Permit Issuance	\$ 40.00
Unit Fee Schedule Drain, Waste Vent	
For each fixture or trap	\$ 10.00
For each building sewer	\$ 25.00
For each vent	\$ 10.50
Unit Fee Schedule Water	
Residential distribution system-single family	\$ 30.00
Residential multi-family each additional unit (first add the fee above)	\$ 20.00
Commercial distribution system-each floor	\$ 30.00
Commercial distribution system each unit (leased space)	\$ 30.00
Gas Piping System	\$ 30.00
Water Heater	
Install new or replacement per each unit	\$ 30.00
Water Softener	
Install new or replacement per each unit	\$ 20.00
Grease or Sand Interceptor	\$ 50.00
Rainwater system (roof and balcony drains)	\$ 20.00
Irrigation System	\$ 20.00
Fees for projects not specified in this schedule shall be determined by the building official by applying the total value of the scope of work being done to Table 1-A. The building official may require validated documentation of declared values supplied by the applicant.	

TABLE 1-F
GRADING/EXCAVATION PERMIT FEE

Permit Issuance	\$ 40.00
50 cubic yards or less	\$ 25.00
51 to 101 cubic yards	\$ 30.00
101 to 1,000 cubic yards	\$ 30.00 for the first 100 cubic yards and \$ 11.50 for each additional 100 cubic yards or fraction thereof up to 1,000 cubic yards
1,001 to 10,000 cubic yards	\$ 133.00 for the first 1,000 cubic yards and \$9.00 for each additional 1,000 cubic yards or fraction thereof up to 10,000 cubic yards
10,001 to 100,000 cubic yards	\$ 214.00 for the first 10,000 cubic yards and \$ 41.00 for each additional 10,000 cubic yards or fraction thereof up to 100,000 cubic yards
100,001 cubic yards or more	\$ 797.00 for the first 100,000 cubic yards and \$22.50 for each 10,000 cubic yards or fraction thereof

Total cubic yardage is calculated by adding the excavation (cut) and fill.

TABLE 1-G
GRADING/EXCAVATION PLAN REVIEW FEE

50 cubic yards or less	No Fee
51 to 101 cubic yards	\$ 15.00
101 to 1,000 cubic yards	\$ 20.00
1,001 to 10,000 cubic yards	\$ 30.00
10,001 to 100,000 cubic yards	\$ 30.00 for the first 10,000 cubic yards and \$ 15.00 for each additional 10,000 cubic yards or fraction thereof up to 100,000 cubic yards
100,001 cubic yards or more	\$ 165.00 for the first 100,000 cubic yards and \$ 4.50 for each 10,000 cubic yards or fraction thereof

Total cubic yardage is calculated by adding the excavation (cut) and fill.

TABLE 1-H**MISCELLANEOUS VALUATIONS and FEES**

Boulder City Land Disturbance Fee	\$ 100.00 per acre(min. charge of 1 acre), then \$25 for each additional ¼ acre
All Permit Issuance Fee	\$ 40.00 per permit
Electronic Media Access Fee (Internet)	\$ 20.00 per permit
Attached or Detached Garage Value	\$ 39.61 per square foot
Porch, Patio Cover or Carport Value (wood)	\$ 20.00 per square foot
Porch, Patio Cover or Carport Value (Metal)	\$ 10.00 per square foot
Unfinished Basement with S F R above Value	\$ 30.00 per square foot
Storage Sheds Value (wood or steel)	\$ 20.00 per square foot
Finish Existing Basement Value	\$ 50.00 per square foot
Room Addition Value	\$ 65.00 per square foot
Convert Garage to Living Value	\$ 35.00 per square foot
Convert Carport or Covered Patio to Living Value	\$ 45.00 per square foot
Convert Carport to Garage Value	\$ 15.00 per square foot
Fire Place Value	\$ 3,000 per unit
Free Standing Bar-B-Q Value	\$ 2,000 per unit
Private Swimming Pool and/or Spa	\$ 90.00 per square foot of surface area
Utility (water) Fee for Pool or Spa	\$ 100.00 each permit
Ornamental Iron and Chain Link Fence Value	\$ 5.00 per square foot
Wood Fence Value	\$ 4.00 per square foot
CMU Block Fence Value	\$ 6.50 per square foot
CMU or Concrete Retaining Wall Value	\$ 15.00 per square foot
Temporary Electrical Service Fee	\$ 290.00 each permit (\$40 plus \$250.00 utility)
Commercial Grid PV System Value per Megawatt	\$ 850,000 per MW
Residential P V System (\$ 200 plus \$60 Plan Review Fee)	\$ 260.00 each permit
Re-inspection Fee	\$ 85.00 each
Same Day After Hours Inspection Fee (late call in)	\$ 85.00 per hour-one hour minimum
Overtime Inspection Fee on Friday or Saturday (non normal work day)	\$ 85.00 per hour two hour minimum
Inspections or Plan Review services for which no fee is specifically indicated	\$ 85.00 per hour-one hour minimum

110.1 Building Permit valuations.

The applicant for a permit may provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

**SECTION 111
INSPECTIONS****111.1 General.**

Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

111.2 Preliminary inspection.

Before issuing a permit, the building official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

111.3 Required inspections.

The building official, upon notification, shall make the inspections set forth in Sections 109.3.1 through 109.3.10.

111.3.1 Footing and foundation inspection.

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection.

111.3.2 Concrete slab and under-floor inspection.

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the sub floor.

111.3.3 Lowest floor elevation.

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 of the International Building Code shall be submitted to the building official.

111.3.4 Frame inspection.

Framing inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

111.3.5 Lath and gypsum board inspection.

Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

111.3.6 Fire-resistant penetrations.

Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

111.3.7 Energy efficiency inspections.

Inspections shall be made to determine code compliance and shall include, but not be limited to, inspections for: envelope insulation R and U values, fenestration U value, duct system R value, and HVAC and water-heating equipment efficiency.

111.3.8 Other inspections.

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

111.3.9 Special inspections.

As specified by the construction documents and/or required by Chapter 17 of the International Building code.

111.3.10 Final inspections.

The final inspection shall be made after all work required by the building permit is completed.

111.4 Inspection agencies.

The building official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability.

111.5 Inspection requests.

It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

111.6 Approval required.

Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building official. The building official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the building official.

SECTION 112 CERTIFICATE OF OCCUPANCY

112.1 Use and occupancy.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

112.2 Certificate issued.

After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the building official shall issue a certificate of occupancy that may contain the following:

1. The building permit's number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided, whether the sprinkler system is required.
12. Any special stipulations and conditions of the building permit.

112.3 Temporary occupancy.

The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The building official shall set a time period during which the temporary certificate of occupancy is valid.

112.4 Revocation.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 113 SERVICE UTILITIES

113.1 Connection of service utilities.

No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a permit is required, until released by the building official.

113.2 Temporary connection.

The building official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

113.3 Authority to disconnect service utilities.

The building official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the codes referenced in case of emergency where necessary to eliminate an immediate hazard to life or property. The building official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 114 BOARD OF APPEALS

114.1 General.

In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business.

114.2 Limitations on authority.

An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall have no authority to waive requirements of this code.

114.3 Qualifications.

The board of appeals shall consist of members who are qualified by experience and training to pass on matters pertaining to building construction and are not employees of the jurisdiction

**SECTION 115
VIOLATIONS****115.1 Unlawful acts.**

It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

115.2 Notice of violation.

The building official is authorized to serve a notice of violation or order on the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

115.3 Prosecution of violation.

If the notice of violation is not complied with promptly, the building official is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

115.4 Violation penalties.

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

SECTION 116 STOP WORK ORDER

116.1 Authority.

Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

116.2 Issuance.

The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

116.3 Unlawful continuance.

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 117 UNSAFE STRUCTURES AND EQUIPMENT

117.1 Conditions.

Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

117.2 Record.

The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

117.3 Notice.

If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

117.4 Method of service.

Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

117.5 Restoration.

The structure or equipment determined to be unsafe by the building official is permitted to be restored to a safe condition. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions or change of occupancy shall comply with the requirements of Section 105.2.2 and Chapter 34 of the International Building Code.

SECTION 118 FIRE SPRINKLERS

118.1 Required Installations**118.1.1 General**

An automatic fire extinguishing system shall be installed in the occupancies and locations as set forth in section 1003 of the *Boulder City Fire Code*.

118.1.2 Additional Local Requirements.

- (1) An automatic sprinkler system shall be provided throughout all buildings where any R occupancy is accessory to any B, F, M or S occupancy in the same building and separation shall be a minimum of a one hour fire-resistance rated assembly.
- (2) An automatic residential fire sprinkler system shall be installed in all one and two family dwellings, townhouses and all R-3 occupancies. Automatic residential fire sprinkler systems shall be designed and installed in accordance with NFPA 13D.

Exception:

- (1) An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system subject to approval by the building official.
- (2) An automatic residential fire sprinkler system shall not be required for new one and two family dwellings, R-3 occupancies and townhouses that were permitted prior to adoption of the 2009 International Residential Code.

SECTION 119 RENEWABLE ENERGY

119.1 Permits Required for Electrical Generation Facilities

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish an electrical generation facility located within the City of Boulder City shall first make application to the building official and obtain the required permit.

Exception:

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. Buildings and supporting structures accessory to such equipment may be exempt as determined by the Building Official.

119.2 Privately owned electrical generation facilities.

A permit shall be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of privately owned entities. Buildings and supporting structures accessory to such equipment also require the proper permits.

Exception:

Components of a proprietary design may be exempt as determined by the building official.